Real Estate Transfers

1484 Chapin st nw, square 2661, lot 162-Augusta Kellam to Sarah F. Church, \$10.

1614 Potomac ave se, square 1091, lots 8 and 9—Rose M. McAuliffe to George W. Bell et ux. Martha E.,

42 New York ave ne-Ellen Mc-

Frank P. Fenwick, \$10. North of Pomeroy ave,

Lake, \$10.

REAL ESTATE MARKET BOOM NEARING PREDICTS CLASS

BOOM IN BUILDING SEEN BY STRAUS WITH COSTS DOWN

Residential Properties on Increase, Banker

Observes.

Encouraging factors bearing on the building situation lend emphasis to the declaration of contractors and real estate men that construction activity, especially in residential types of structures, is growing as the season advances. This is the belief of S. W. Straus, a New York

Sentiment is becoming more widespread that building costs have become stabilized and that prices can be expected to go little if any lower than present levels, he points out. The labor situation is becoming a more substantial and dependable factor. There has been some scaling down of wages, which gives builders a more definite basis on which to figure costs and adds further proof that now is the time to go ahead with building projects, he states.

"Indications that operations

magnitude are being planned and that the industry generally recognizes the timeliness of these projects are substantiated by the extensive inquiries now being made for capital to assist in building." Mr. Straus remarks. "These inquiries are largely for moderatepriced apartment houses, which, when completed, will directly help the housing situation to a marked

"The seriousness of the situatio is emphasized by the recent report made a careful survey of the country. There is indicated a potential need of capital for structural facilities running from \$10,000,000,000 to \$20,000,000,000. Of this amount \$5,000,000,000 is needed for home construction alone. Until this vast amount of capital has been raised and the needed structures com-pleted there will be distress and inconvenience and the progress of

general business will be impeded.
"Every day's delay in getting back to full steam ahead on building operations is a day's postpone ment of the country's prosperity Progress in the building situation is a matter which is of vital inter est to every citizen in the country and the public should bend all pos sible efforts toward co-operating with building interests in pushing

LOCAL FIRM GIVES SALES FOR WEEK

Shannon & Luchs Make Good Showing in Residence

Properties.

Shannon and Luchs report the following sales for the week: Ralph Couch purchased one of the new houses on Ingraham street, 1352, recently completed by Shan-

Jane A. Sloan purchased 4314 Fif-teenth street, and Nannie S. Council purchased 4324 Fifteenth street two of the six-room and bath houses recently built by Shannon and

the Hamilton street operation.

W. B. Snook purchased from Howard Simon, 1213 Gallatin street, a

rooms and bath. Carl Armentrout becomes the owner of 1212 Gallatin street, a sixroom and bath, thoroughly modern bungalow, erected by Shannon and

Admiral G. B. Harbor becomes the owner of 1859 California street, the

the five-room bungalow recently built by Mrs. U. B. Pickard, has been bought by Canuto Vargas.

E. A. Coleman has transferred his

property, 1212 Park road, to Mrs. and build Isabel Schinner, who will occupy it smoothly. H. S. Austin bought one of the

six-room and bath houses on Up-shur street, recently built by Frank M. Johnson. Frances Markham has purchased from C. E. Weast the new five-room bungalow, 225 Holly ave-

nue, Takoma Park.

J. T. Mason, of this city, transferred one of his Virginia properties, located at 407 Poplar avenue, Clarendon, Va., to B. H. Simons.

Building Permits. 6074-J. A. Marceron, build, 5407

6074—J. A. Marceron, build, 5407
Carolina place. Lot 85, square 1442.
6075—Firemen's Insurance Co., repair, 303 Seventh street north-west. lot 5, square 458.
6076—Clarke-Craven, repair, 1221 to 1225 Wisconsin avenue north-west, lot 317, square 1208.
6077—G. B. Burry, sign, 2204 Nichols avenue southeast, lot 10, square 5791.
6078—M. L. Ormsby, repairs, 1313 Farragut street northwest, lot 48, square 2306.
6079—S. S. Dalton, garage, rear 3322 Nineteenth street northwest, lot 111, square 2617.

3322 Nineteenth street northwest, lot 111, square 2617.

6080—M. Rinaldi, repairs, 721½
Fourteenth street northwest, lot 226 square 252.

6081—M. R. Dalton, repairs, 1402
Newton street northwest, lot 635, square 2677.

6082—M. Mendelson, repairs, 1637
Gales street northeast, lot 191
Square 4340.

Building Associations stay in New Orleans. The convention professional form of the square 3024.

6089—M. Kemp, repairs, 3605
Brothers place southeast; lot 31, square 6068.

6090—W. N. Lohn, repairs, 3603
Brothers place southeast; lot 30, square 6068.

6090—W. N. Lohn, repairs, 3603
Brothers place southeast; lot 30, square 4340.

Square 4340.

Square 4340.

6091—C. Jongs, garage, rear 3336
ladies and a theater 1

5885—M. R. Dalton, repairs, 1402
Newton street northwest, lot 635, square 2677.

6082—M. Mendelson, repairs, 1697
Gales street northeast, lot 191
square 4340.

6083—M. Riley, shed rear 4632
Wisconsin avenue northwest, lot 19, square 1732.

6084 — Wilkins-Rogers Milling Co, install motor, Potomac avenue and K streets northwest, lot 179, square 1185
6085—G. C. West, garage, rear 1153
Monroe street northwest; lot 131, square 1218.

6086 — National Catholic War Council, sign, 1314 Massachusetts

6089—M. Kemp, repairs, 3605
6090—W. N. Lohn, repairs, 3605
6090—W. N. Lohn, repairs, 3605
6091—C. Jones, garage, rear 3336
6092—M. Skeados Brothers, build, 6092—M.

MARCH BUILDING STATISTICS SHOW SUBSTANTIAL GAIN OVER RECORDS OF PREVIOUS MONTH

Material Prices and Labor Righting Themselves and Beneficial Reflection Follows.

March building statistics show of labor conditions. The ten weeks material gain over those of Februstike is the most obvious cause of the slump from February. ary and attest that the spurt in activity during the second month of this year was not abortive.

Underlying conditions, such as material prices and labor conditions, seem to be righting themselves to a firmness sufficient to sup-port further increase in activity

during succeeding months.

Official reports to the American Contractor from the building departments of 184 cities show 47.824 building permits issued during March, 1921, whose total estimated valuation is \$124,450,629 as compared to 35,382 permits issued during march of 1920 whose \$156,323,233,263 valuation exceeded the valuation of the current year by 20 per cent. Much of this 20 per cent may be charged to higher construction costs of last year. The fact that the number of permits is greater this year seems to bear this out, though part for ing to statements made public by Tenement House Commissioner Mann, "Ninety-three plans for nine-ty-six buildings containing 2.280 apartments, costing \$10,131.500, were filled during the first quarter of this year.

"Plans filed for new imments from the passage of the tax exemption ordinance on February 25 to March 31, number fifty-seven. These are for sixty-three buildings containing 530 apartments."

The above statements refer to four boroughs, Manhattan, Bronx, Brooklyn and Queens. seems to bear this out, though part of the increased number must be ac-counted for because of the fact that the percentage of residence construction is higher this year than

Comparing activity in 156 cities for February and March shows March increase in 130. This is a much better percentage of increase than is shown by comparing only the larger cities, and indicates that the present start toward what may eventually become a building beom has its firm foundations in the smaller municipalities. Twentysmaller municipalities. Twenty-three cities go over the million-dolthree cities go over the million-dol-lar mark in valuation of permits as against sixteen in February and the price of lumber was 223.3 per lar mark in valuation of permits as

of course, if the vote shows determination to stick, more pressure is in store, and the pressure will dam back building. If the vote shows acquiescene, it is thought very likely that the cost of construction will allow for much work to be projected.

The labor phase contributing to the high cost of building is also being adjusted. Not only have wage cuts been made in many cities, but what is equally important, efficiency has been increased. The

New York Showing Optimistic. New York City, considering the total for the five boroughs, presents a very optimistic showing, and the chief cause for the swing of activ-ity in the metropolis is the tax ex-emption clause which has been reviewed in these columns. Accord viewed in these columns. According to statements made public by Tenement House Commissioner Mann, "Ninety-three plans for ninety-six buildings containing 2.280 apartments, costing \$10,131,500, were

It is apparent that March of this year, though showing distinct progress from preceding months, does not bring us to the money value of permits attained during the early months of 1920. We must not forget that the cost of construction has decreased, because in reality there is not so great a gulf between the two years as is apparent in the fig-

The permits issued one year ago struction material prices and during a money mad industrial era which

the price of lumber was 223.3 per cent of its price January, 1919, and by March of this year has receded to the March increase, dropping as it does to practically one-half of its February valuation. This is due, probably more than anything else, to the fact that the matter of wage scales is yet hanging) fire. Before this goes to press, the result of the referendum of the building trades as to whether a 25 cents an hour cut will be accepted on the present \$1.25 per hour scale will be known.

Of course, if the vote shows determination to stick was a super state of the termination to stick was a super state of the price of lumber was 223.3 per cent of its price January, 1919, and by March of this year has receded to \$9.10. Was 131.6 per cent; that structural that there has been a reduction in common brick prices from a peak of 151.3 per cent in March of this year 15. The structural to the fact that the matter of wage scales is yet hanging) fire. Before this goes to press, the result of the price of lumber was 223.3 per cent of its price January, 1919, and by March of this year has receded to 18.0 per cent; that there has been a reduction in common brick prices from a peak of 151.3 per cent in March of this year 15. The structural to the fact that the matter of wage from a peak of 151.3 per cent; that there has been a reduction in common brick prices from a peak of 151.3 per cent in March of this year 15. The trace of the square 670.

10 18 — Francis P. Lanahan et ux. Nellie, to Angeline Anderson, \$5.

11 the structural to 18 — Francis P. Lanahan et ux. Nellie, to Angeline Anderson, \$10.

12 New York ave ne, square 670.

12 New York ave ne, square 190.

12 Ne

Boston is another city wherein building permits reflect the results early months of 1920.

Ernest Hall Coolidge Company, Inc., Appointed Local Representatives To Handle Sherwood Forest Tract

Incorporated, announce the appointment as local representatives for the Severn Community, which concern

The club cottages, it is claimed. s handling the attractive Sherwood

Forest proposition.
Sherwood Forest, the Coolidge Company explains, is a restricted community of summer homes so sit-uated and planned as to meet the requirements of business and pro-fessional men with families, who de-sire to commute between their business and their summer homes.

It is composed of a tract of over 800 acres of wooded grounds, well

A number of other advantages are

Ernest Hall Coolidge Company, picturesque Severn River, a salt

maintaining the which telegraphs market reputation to Kenilworth—Bertha H. Langsdale and Zenobia M. Langsdale and Zenobia M. Langsdale to Hubert Newsom et ux. Elizabeth L., \$10.

The club cottages, it is claimed are typical of Sherwood Forest. They are built on the type of a bungalow, one story high, with broad porches and out-door sleeping possibilities. Every house is equipped with its own plumbing system of toilet, basin and per bath. or bath. Sizes range from three

"Efforts to readjust the industry

NAMES DELEGATES

gates may be unable to attend

The District of Columbia dele-

800 acres of wooded grounds, well laid out and fronting for a distance of more than two miles upon the boating, fishing, golf and tennis.

Banker Sees Relief This Spring In Housing Shortage; Urges Action On Part of Builders Without Delay

Jasper N. Davis acquired 1222
Hamilton street, the last of the
Shannon and Luchs bungalows of ing on the building situation, S. W. NEW YORK, April 16.—Commenting on the building situation, S. W. straus & Co., says: "Now is the time to build, not Straus, of S. W. Straus & Co., says: "The preponderance of spring activities in the building situation Shannon and Luchs bungalow of six is in residential types, and is in rightful humanitarian impulses and such proportions that the season offers hope for considerable relief in the housing situation.

"The only adverse aspect at present is found in the reiteration of property having been transferred from Mrs. Lucy P. Chambliss.

24 Garland avenue, Takoma Park, still further recessions in prices of construction. all the elements of construction. including labor. In many parts of the country labor has voluntarily accepted slight decreases in wages, and building work is proceeding

of time. Stabilization in the building industry, therefore, cannot be
expected at much, if any, lowerlevels than those that now rule.
Holding back building in the hope
of forcing constant revisions downward will simply add to present
parallevities, bring a halt to activi-'It is a significant fact, however that in many instances where strong pressure has been brought to bear with a view of forcing labor to accept reductions, it has met perplexities, bring a halt to activi ties now getting under way, and force higher rents with the attend-ant social unrest." with vigorous resistance on the part of the labor element. One funda-mental law of human nature is that mankind can be happy and content ed only under progressive condi-tions, that standards of living must continually grow better with the advancement of civilization and BUILDING COUNCIL education, and that men, particu-larly in America, will not go back-Three delegates from the Build-ing Association Council of the Dis-trict of Columbia will attend the twenty-ninth annual convention of

wards. Time to Build Now.

"These fundamentals are as solidly foundationed as the law of supply and demand. Those who are looking for stabilization at greatily lower levels than the present, are, therefore, overlooking the human equation, which is the chief state of the control of the United States League of Local Building and Loan Associations in New Orleans, beginning April 28. They are C. Clinton James, James F. Shea and Albert Schulteis, with human equation, which is the chief Julius A. Maedel serving as alternates, in the event any of the delegates may be unable to attend.

avenue northwest; lot 78, square 247.
6087—F. P. Leetch, sign, Four-teenth street and New York avenue northwest; lot 1, square 222.
6088—C. L. Bailey, build. 809 Up-stay in New Orleans.

The convention proper will open Friday, April 29 with the Hotel St.

NEW YORK HOTEL TO OPEN APRIL 20

J. Leo Kolb et ux, Louise,

Mount Pleasant, 10ts 28 and 29— Harry A. Kite et ux. Claire W., to B. Francis Saul, \$10. 1243 33d st nw. square 1219, part square—John M. Dugan to J. Leo Wolb eg 850

vey same property to Mary J. Ger-

For the first time since the war. nnouncement is made of the completion of a large new hotel of the first magnitude in New York City. The eighteen-story Ambassador, which has been in course of construction for more than a year, has only because it is good business judgment to do so, but also be-cause it is within the range of now been completed and will be opened for the public April 20.

It will add 600 rooms to New York's supply, which in recent years has been depleted by the closing of the Knickerbocker, the Manhattan, the Holland House, and other famous hostelries.

on a basis of lower prices will simply delay the needed program, widen the gap between supply and widen the gap between supply and demand, and, therefore, tend to de-feat the very purpose in view. "We have progressed a long way since 1914. Great changes have Since the war, building activities in New York City have been largely devoted to strictly commercial structures. There have been a limtaken place, and particularly so in the hearts and minds of men. A nation of people like ours will not march backward over seven years of time. Stabilization in the buildited number of apartment houses put up, but the Ambassador represents the only notable hotel strucby the Ambassador Hotel System. imposing appearance.

WAR IF PROFITS TAX IS REPEALED

Eaton rd. west of Barry rd se, square 5863, lot 196, Barry Farm— (very Brown et ux, Jennie, to Bar-bara J. Craig, \$10. Workers Will Reject Add 135 Florida ave nw. square 3103, lot 54, West Bloomingdale—James S. Blackney, \$10. ed Burden, Says Speaker.

710 Q st nw. square 421, lot 48— Joseph A. Herbert, jr., et ux. Lil-lian G., to Laura Mason, \$10. "We will have a class struggle, the like of which has never been seen in America if the attempt to shift \$1,000,000,900 of taxes from the incomes of the very rich and of corporations to the shoulder of the farmer and the pay envelope of the laborer is successful," declared H. C. McKenzie, of New York, chairman of the tax committee of the 907 B st ne, square 940, lot 15— Martha L. Blanchard to Franklin A. Warner et ux, Tama D., \$10. 1612 Hobart st nw. square 2591, ot 751-Maude B. Ford to Felix and Columbia rd nw. square 2553, H. C. McKenzie, of New American Farm Bureau Federation, American Farm Bureau Federation, 1612 Hobart st hw. square 2591, lot 751—Same to Mary A. Richard-son, \$10.

at the morning session yesterday held at the Harrington Hotel.

"The proposition to relieve corporations whose earnings go up to 200 per cent and over and tax food, fuel, shelter and clothing is unthinkable in a sane country. The strangled hardly seems to be borne "Plans filed for new tenements from the passage of the tax exemption ordinance on February 25 to March 31, number fifty-seven. These are for sixty-three buildings containing 530 apartments."

The above statements refer to four boroughs, Manhattan, Bronx, Brooklyn and Queens.

It is apparent that, March of this

Ios 8 and 9—Rose M. McAulife to strangled hardly seems to be borne out by the facts. Statistics show the net earnings of corporations in 1919, which is supposed to the net earnings of corporations in 1929 were \$3,590,000,000,000. The new capital put into corporations with over \$100,000 tapital during the last three years geline Anderson, \$10.

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Asks Tax on Securities.

Shape to same.

42 New York ave ne—Cornelius
A. Lanahan to same, \$5.

42 New York ave ne. square 670, lot 18—Harry A. Grant, trustee, to Angeline Anderson, \$1.

North of Euclid st, west of 14th

North of Euclid st, west of 14th

North of Euclid st, west of 14th

lot 18—Harry A. Grant, truster,
Angeline Anderson, \$1.

North of Euclid st, west of 14th
st nw. square 2665, lots 1 and 14—
James D. Hobbs et ux. Juanita C.,
to Chevrah Tifereth Israel.

to Chevrah Tifereth Israel.

of 8th and E

in four principles, which coutrol any
inst distribution of taxes," he de-Northwest corner of 8th and E sts nw. square 406, original lot 1 and part lot 14—Salvation Army to Frank P. Fra

The principles as defined by Mc east of Kenzie are: First, the true measure Sheridan ave se, square 5872, part lot 41—Robert P. Sowerbutts et ux, Daisy A., to Clarence W. Tignor, taxes should be levied and collected to the collected state.

Second, the rate should be progressive, so that the larger the income, the higher the rate. Tihrd, all the people should have some part in supporting the govern-

ment and a certain portion of the taxes should be raised by means of tariff and other consumption taxes. North of McKinley st. east of 37th st nw, square 1998, lots 2 and 3—William H. McCray et ux, Jessie B., to William A. Fennell, \$10.

615 Q st nw, square 444, lot 120. Distribute Wealth.

sie B., to William A. Fennell, \$10.
615 Q st nw, square 444, lot 120—
Henry J. Auth et ux. Agnes E., to
Van B. Pearce and Benner R. Myton, \$10.
Southwest corner 18th st and
Florida ave nw, square 131, lot
47—Ennalls Waggaman et ux.
Frances F., to John W. Gregg, \$10.
North of E st, east of 23d st nw.
square 59, part original lots 3 and
4—Albert W. Howard et ux, Helen
C., to James A. O'Shea, \$10.
South of Ord st, east of 45th st
ne, square, 5119, lots 16 and 17, addition to Kenllworth—Bertha H.

FOR FAMINE FUND

China's Imperative Need for

Thomas W. Lamont, chairman of the China Famine Fund Committee, announced last night that the week of May 1 to 8 has been designated as "China Famine Week."

Cablegrams received last week from Peking, through Charles R-Crane, United States Minister to China, and the State Department. sounded an imperative call for im-mediate further help and the desig-nation of "China Famine Week" as a period of special appeal is the response of the American committee According to the American committee approximately \$4,500,000 h mittee approximately \$4,500,000 has
thus far been contributed from
America and cabled to China for
famine relief. Of this amount the
Red Cross has provided \$1,000,000. A
large proportion of the balance represents contributions obtained
through the co-operation of
churches, schools, young people's
societies and similar organizations.

Washington churches have accomplished much in the local cam-

complished much in the local cam-paign. On Friday night the Little Helpers' Guild of Pinkney Memorial Episcopal Church, Hyattsville, ga an entertainment for the benefit of the famine fund. During Passion Week the little ones sold postcards for the starving Chinese bables.

east side of Park avenue between Fifty-first and Fifty-second streets. The facade is of white stone, and ture to be completed since the ar-mistice. It is owned and operated the building therefore presents an

PRE-WAR PRICES 719 to 737 Princeton St. N. W.

NOW UNDER CONSTRUCTION



Price, \$7,950

\$2,000 Less Than Other Builders Ask for Practically the Same House, Inspect Today.

Take 9th Street Cars to Princeton Street and walk east one-half square, or phone us for auto.

MAKE EARLY SELECTION AND HAVE HOUSE FINISHED TO SUIT YOU.

H. R. HOWENSTEIN CO

Lexington Day Services at Mt. Vernon Tuesday

sion of the pilgrimage will be the celebration of the anniversary of the Battle of Lexington, where the first shot of the Revolution was

Business Property Sells for \$75,000

During the past week the prop-erty located at 426 Ninth street northwest, was purchased by Phil Friedlander, for a consideration of \$75,000. The property was formerly owned by Rudolph B. Behrend. After extensive improvements the building will be occupied by the National Cafeteria, Inc.

In Downtown Store

Three women reported to the po-lice that their purses had been rob-bed while in a downtown store Fri-

Mrs. Harry Reed, 111 Twelfth street northeast, reported that she had been robbed of \$68; Mrs. Lula Drennen, of Kensington, Md., reported the loss of \$40, while Miss Martha Snyder, of 1420 Rhode Island avenue northwest, reported

WARDMAN PLANS TO BUILD 72 HOMES

One of the most extensive hom uilding projects of the year will be started shortly by Harry Wardnan in the North Washington section of the city. Seventy-two homes pration of Lexington Day will be will be erected on three blocks, beheld by the District of Columbia So-

May Reconsider Demotion of Two City Detectives

That the cases of former Detecoration of Lexington Day will be held by the District of Columbia Society of the Sons of the Revolution at Mount Vernon on Tuesday.

Rene Viviani, of France, and Gen. Collardet, the French military attache, have been invited to speak, and an address will be delivered by Senator Selden D. Spencer, of Missouri. Other guests will be Senator and Miles Poindexter, Senator Mark A. Smith, Gen. W. P. Richardson and Brig. Gen. George Richards of the Marine Corps, president of the District of Columbia Society of the Sons of the Revolution.

The exercises at Mount Vernon of the Revolution each year to the home of the First President. The occasion of the First President. The occasion of the First President. The occasion and American and Frank Baur, who were demonstant to privates last Wednesday, will be further considered by Commissioner. Opyster, was indicated yesterday. The commissioner conferred with the private last Wednesday, will be further considered by Commissioner. Opyster, was indicated yesterday. The commissioner conferred with the private last Wednesday, will be further considered by Commissioner. Opyster, was indicated yesterday. The commissioner conferred with the construction, after English colonial architecture. Each building will be of brick construction, after English colonial architecture. Each building will be of brick construction, after English colonial contain six rooms and bath and modern conveniences.

The structures will resemble the search of the Conference was not disclosed. It is thought that the order of the conference was not disclosed. It is thought that the nature of the conference was not disclosed. Three vacancies still exist in the detective bureau, which would make the reinstatement of Sweeney and Baur possible if decision is made in that direction after their cases have been thoroughly considered by commissioner.

The beautiful of the Major and Frank Baur, who despective to private last Wednesday, will be rect. Actor further considered by Commissioner. Opyster, was indicated yesterday.

WANTED

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Houses in the Following Sections: Bloomingdale

Woodridge Brookland

List Your "Properties for Sale" With

Gardiner & Dent, Inc. 717 14th St. N. W.

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Exceedingly Low Price and Terms

SPECIAL MONDAY ONLY

JUST 100 SETS

To Open 100 New Accounts Come early and get yours as they will not last long at this exceedingly low price and attractive terms. It's easily the greatest "SPECIAL" we've ever offered. DON'T DELAY! BE ONE OF THE HUNDRED!

\$2.85 Cash, Balance 75c Weekly "BLUE BIRD" 100 Pc. \$7Q.85 **DINNER SERVICE**

Consisting of Service for 12 Persons

- 12 Colonial Caps 12 Colonial Soucers
- 12 Seep Coupes
- 12 8-in. Dinner Plates
- 12 Breakfast Plates 12 5-in. Fie Plates
- 12 Desserts
- 1 Petate Dish 1 Cake Plate
- 2 Meat Platters Small Platter Gravy Boat Pickle Dish

1 Cream Pitcher

1 Sugar Bowl

Covered Dish 2 Selad Bowls





Delivered on \$2.85 Cash Payment, Balance 75c Weekly

This is not just so much china. Each piece is decorated with a miniature portrait in colors of the Blue Bird of Happiness. We cannot adequately describe it by word or picture, as it must be seen to be appreciated. If you desire to give it as a present (it is most appropriate for weddings) we will deliver it packed in a box safely to any address, and you may pay for it in weekly amounts.





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For